

Rex Gooding



40 Adbolton Grove, West Bridgford, NG2 5AR

Asking Price: £550,000

Positioned on one of Lady Bay's most sought-after roads, this handsome double bay-fronted home makes an immediate impression, its classic symmetrical façade hinting at the generous proportions within. Extending to over 1,500 sq. ft. across three thoughtfully arranged floors, the property offers a rare combination of space, versatility, and kerb appeal that is increasingly difficult to find in this highly regarded riverside neighbourhood.

From the moment you step inside, the sense of scale becomes apparent. The bay-fronted lounge to the front of the house is a beautifully light and welcoming room, perfectly suited to relaxed evenings and weekend afternoons alike. A separate reception room sits alongside, lending itself naturally to a playroom, home office, or snug depending on the needs of the household. Further into the home, a dedicated dining room flows comfortably through to the kitchen, creating a sociable and practical heart to the property where meals and gatherings can unfold with ease. The kitchen itself is a generous size, and a useful utility room at the rear keeps the everyday business of a busy household neatly out of sight.

The first floor is home to two well-proportioned double bedrooms, each offering a comfortable and restful retreat. A family bathroom and a separate shower room serve this level, a combination that makes the morning routine considerably more manageable for larger households. The landing connects each room in a straightforward and unfussy way, keeping the flow of the home logical and easy to live with.

Rising to the second floor, two further bedrooms extend the accommodation still further, making this an outstanding proposition for growing families, those needing dedicated guest space, or anyone requiring a permanent home office away from the main living areas. Built-in wardrobe storage on this level adds a welcome practicality to what is already an impressively versatile arrangement.

With four bedrooms, multiple reception rooms, and well over 1,500 sq. ft. of accommodation, this is a home that genuinely delivers on every level. Lady Bay itself remains one of West Bridgford's most desirable addresses, cherished for its tree-lined streets, strong community feel, and easy access to the River Trent, local parks, and the vibrant independent shops and restaurants of nearby Bridgford Road. Homes of this character, on a road as coveted as this, rarely remain available for long.

Accommodation & Amenities

- Positioned on one of Lady Bay's most sought-after roads, this handsome double bay-fronted home makes an immediate impression with its classic symmetrical façade.
- Extending to over 1,500 sq. ft. across three floors, the property offers a rare combination of space, versatility, and kerb appeal in this highly regarded riverside neighbourhood.
- The ground floor features a bay-fronted lounge, a separate reception room, a dedicated dining room flowing through to a generous kitchen, and a practical utility room to the rear.
- The first floor provides two well-proportioned double bedrooms served by both a family bathroom and a separate shower room, ideal for busy households.
- The second floor adds two further bedrooms along with built-in wardrobe storage, perfect for growing families, guests, or a dedicated home office.
- Lady Bay remains one of West Bridgford's most desirable addresses, celebrated for its tree-lined streets, community feel, and easy access to the River Trent and Bridgford Road.









GROUND FLOOR
716 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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